

Greenbriar LCI Implementation Phase A  
Meeting Minutes- Zoning Workshop #3  
September 30, 2003

**City Staff In Attendance:**

Bill Dunkley, Project Manager  
Stephanie Macari  
Flor Velarde

**Introduction**

- The meeting began at 6:40 pm.
- A refresher on the LCI and this process was given
- An overview of the agenda was given
- Public Hearing status update: Public comments on the proposed land use changes were heard by the CDHR (Community Development & Human Resources) Committee on 9/29. Several community members spoke in support of the changes.

**Review**

- The six SPI subareas were reviewed.
  - 1- TC: Greenbriar Town Center
  - 2- NCR: Greenbriar Neighborhood Center
  - 3- MUC: Campbellton Mixed-Use Corridor
  - 4- TCRC: Greenbriar Town Center Residential/Commercial
  - 5- MDR: Greenbriar Medium Density Residential
  - 6- SLSF: Greenbriar Smaller Lot Single Family
- The group was asked to start reviewing the zoning text in detail.
- Q- Is there a timeline for implementation of this (LCI) plan?
  - R- The plan was meant to be implemented within roughly 15-20 years. We are pretty much on schedule right now, however implementation depends on the economy. Publicly funded projects (4 transportation projects) are currently funded and in the works.
- Q- What exactly is planned for the Barge/Campbellton intersection?
  - R- Intersection reconstruction is slated for that area, however the details will have to be checked.

**The Zoning Text- Draft B**

- Each version of the draft has a change log on the back page.

**Use Issues:**

- Residential- group homes, roominghouses, SROs, dormitories excluded from all subareas.
- Transportation- Truck stops excluded from all subareas.
- Broadcast towers- (no longer a big issues because most companies choose to collocate antennas on existing towers) SUP for all heights.
- Drive-through service windows- excluded from 1 & 2, permitted in 3
- Q- Are there size restrictions for commercial uses in the NCR district?
  - R- There are not, however we can add size restrictions for subareas 4 & 5.

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- New & Used Car Sales- excluded from all subareas
- Q- If the allowed use is removed, is that a disincentive for an existing use to invest in major improvements?
  - R- Could be.
- Nursing Homes- SUP in 1,2, & 3
- Commercial Green Houses- excluded from 1 & 2, SUP in 3
- Mortuary & Funeral Homes- SUP in 1,2, & 3
- Security Storage Centers- excluded from 1 & 2, SUP in 3
- Colleges & Universities- SUP in 1,2, & 3

**Special Permits**

- Add hotels & offices (p.6) to list of uses available for special administrative permits for drop-off lanes between the sidewalk and building entrance.
- Q- Who is responsible for maintaining street trees?
  - R- The property owner is responsible for maintenance, or he/she can wait for Georgia Power to “maintain” trees close to powerlines

**MARTA Park & Ride**

- Zoning suggestions can be made for this area.
- The community suggests that it be rezoned to NCR (three parcels on SW corner of Barge & Campbellton, including existing commercial building at corner).
- This property is currently owned by the state and leased to MARTA.

**Closing**

- The meeting was adjourned at 8:45.
- The next meeting will be held on Thursday, October 16<sup>th</sup> at 6:30 pm in Rich’s Community Room.